

Check Out the San Jose Planning Website!

This information sheet provides an overview of the contents of the San Jose Planning website at www.sanjoseca.gov/planning. This website provides convenient public access to a wide variety of Planning-related information, including City programs, regulations, and procedures.

How to Use:

The website is organized by way of a navigation bar located along the left-hand margin of each page. This navigation bar contains a series of text “buttons” that categorize the contents of the site and provide a direct link to specific sections, as summarized below. For return visitors to the site looking for a quick update on recent events, please be sure to scan the “What’s New” information list located on the home page. Your comments on this website are always welcome, and can be submitted via a direct e-mail link to the webmaster.

Department Overview

The Department overview section identifies the Department of Planning, Building and Code Enforcement’s mission statement and core services, outlining the various programs and services administered by each Division. The overview section also contains organization charts of staff in each Division, including direct dial telephone numbers.

General Public Information

The general public information section is intended to provide a virtual equivalent to many of the services available at the Planning Divisions’ public information counter. This section contains, among other items, application forms and fee schedule, information brochures, design guidelines, land use/development policies, a fax-on-demand system documents directory, and responses to frequently-asked questions. A link is also provided to the San Jose Permits On-Line website.

Hearings and Meetings

The hearings and meetings section provides agendas and staff reports for items to be considered at regular public hearings of the Planning Director, Planning

Commission, and Historic Landmarks Commission. A link is also provided to the City Council agendas and synopses page located on the Office of the City Clerk website. This section also contains information on upcoming community meetings organized to discuss individual development proposals, along with Developers’ Roundtable Meetings in which Department staff and the development community discuss a variety of development issues.

General Plan

The general plan section contains information about the City’s General Plan amendment review process. The entire text of the General Plan document is provided along with maps of the companion General Plan Land Use/Transportation Diagram. Information is available on all the latest applications received by the Planning Services Division to amend the General Plan. Other long-range planning efforts, such as the Housing Opportunity Study and Housing Element Update, are also discussed.

Zoning and Sign Ordinance

The zoning and sign ordinance section provides the Zoning and Sign Ordinances (Titles 20 and 23 of the Municipal Code, respectively) along with the City’s Zoning Map. This section includes a list of recently approved amendments to Titles 20 and 23 and materials discussing proposed amendments to these titles. (Note: the entire Municipal Code is accessible from the City website’s homepage at www.sanjoseca.gov).

Development Review

The development review section provides an overview of the development review process in San Jose, including information on preliminary review, environmental review, and the Planning Divisions’ telephone appointment system. This section also includes a weekly updated list of recently-submitted projects as well as all pending projects on file, sorted by City Council District.

Historic Preservation

The historic preservation section provides information on the City’s historic preservation program, and includes the Historic Preservation Ordinance (Chapter

13.48 of the Municipal Code), Historic Resources Inventory, historic guidelines, along with various brochures describing the historic preservation permit process and other related topics.

Environmental Review

The environmental review section provides an overview of the environmental review process in San Jose, which is required by the California Environmental Quality Act (CEQA). This section has a link to the Environmental Clearance Ordinance (Title 21 of the Municipal Code), and includes an extensive library of environmental documents prepared by the City of San Jose, such as Environmental Impact Reports and Negative Declarations.

Stormwater Management

The stormwater management section describes why urban runoff is a concern, and how these concerns are addressed through a variety of Federal, State, and local policies and regulations. A PowerPoint presentation provides summary background information and an overview of the regulatory framework, while other resources provide project applicants with the specific tools and techniques to ensure compliance with these requirements.

Maps/Data

The maps/data section contains a variety of land use, demographic, construction and economic information. Map resources include the boundaries of San Jose City Council Districts and Strong Neighborhood Initiative (SNI) areas. Data resources include Census 2000 information, a five-year development activity forecast, annual vacant land inventory, population and housing estimates, and planning and building permit activity statistics.

Smart Growth

The smart growth section provides information about San Jose’s implementation of Smart Growth Principles. This section contains a series of brochures, public education videos, a City Council study session PowerPoint presentation, and newsletter article from the City’s “Inside San Jose” publication. This section also includes a map, data, and photos of new housing projects in certain smart growth locations.

Coyote Valley Specific Plan

The Coyote Valley Specific Plan section contains information on planning activities underway for Coyote Valley in south San Jose. These activities include preparation of a Specific Plan and related environmental documents. This section includes a roster of members of the Coyote Valley Task Force, task force meeting agendas and materials, and a detailed work plan and public outreach plan.

Evergreen Smart Growth Strategy

The Evergreen Smart Growth Strategy section discusses efforts to create a new vision to direct infill development in Evergreen (area generally east of Highway 101 and south of Ocala/Marten Avenues) consistent with Smart Growth Principles. This section includes a roster of members of the Evergreen Task Force, task force meeting agendas and synopses, as well as presentation materials and maps.

City Service Area

The City service area section contains an overview of San Jose's City Service Area (CSA) budgeting and service-delivery model. This section provides information on the Economic and Neighborhood Development (END) CSA, of which the Department of Planning, Building and Code Enforcement is a primary partner. Links are provided to the latest operating budget report and to each END primary partner's website.

Links

The links section provides a general list of links to other City of San Jose websites, the websites of many local neighborhood organizations, and other Planning-related agencies or publications. These links are in addition to those specific links found elsewhere on the Planning Divisions' website that directly relate to the topic of individual sections or pages.

Para mas informacion,
por favor llame (408) 535-3555

For more information
call (408) 535-3555



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ZONING ORDINANCE



and more....

www.sanjoseca.gov/planning